



Minutes

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~July 10, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair**

1. Call to Order
Meeting called to order at 7:02 pm.
2. Roll Call
**All Commissioners were present except Commissioner Allen.
Commissioner Allen took his seat at 7:11 pm.**
3. Approval of Minutes:
 - a. Regular Planning & Zoning Meeting: June 26, 2014
**Motion made by Commissioner Wixson to approve the minutes,
seconded by Vice Chairman Stephenson. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council
**Tom Yantis, Director of Development Services, reported on actions that
were taken by the City Council at their July 3rd, 2014 meeting on items
that were recommended from the P & Z Commission.**

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

Public Hearing

6. Subdivision Case 14-FP-015: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 6A Final Plat for 6.471 acres more or less; TCAD Parcel 831299; generally located to the northwest of the intersection of Long Bow Drive and Champion Corners Drive, more specifically located to the north of the terminus of Champion Corners Drive; Travis County, Texas. Applicant/Agent: Samuel Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Sam Kiger was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Vice Chairman Stephenson moved to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-TOD-PP-001: Hold a public hearing and consider action on the Village at Leander Station Preliminary Plat, for 21.80 acres more or less; WCAD Parcels R031324 and R510026; generally located to the north of the intersection of Mel Mathis Avenue and RM 2243; Leander, Williamson County, Texas. Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval.

David Urban and Jeff Musgrove were present for questions.

b) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

**Vice Chairman Stephenson moved to approve with staff recommendation, Commissioner Anderson seconded the motion.
Motion passed unanimously.**

8. Subdivision Case 12-PP-009: Hold a public hearing and consider action on the Connelly's Crossing, Phase 1B Preliminary Plat, for 4.938 acres more or less; WCAD Parcels R031400 and R032159; generally located to the southwest of the intersection of Peregrine Way and Penstemon Drive; Leander, Williamson County, Texas. Applicant/Agent: Blake Rue on behalf of Oryx Holdings, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Brit Benton was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Wixson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

9. Subdivision Case 14-PP-004: Hold a public hearing and consider action on the Greatwood Preliminary Plat for 150.176 acres more or less; WCAD Parcels R473817 & R365151; generally located $\frac{3}{4}$ of a mile from the northeast corner of the intersection of N. Bagdad Rd and CR 280; Williamson County, Texas. Applicant/Agent: Timothy Haynie on behalf of Ewing Development Co., LLC.

a) Staff Presentation

Martin Siwek, Planner stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Timothy Haynie was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation, Vice Chairman Stephenson seconded the motion. Motion passed 6 to 1 with Commissioner Sokol opposing.

10. Zoning Case 14-Z-016: Hold a public hearing and consider action on the rezoning of a tract of land generally located on the west side of Raider Way, approximately 1,620 ft from the northwest corner of the intersection of E. Crystal Falls Pkwy and Raider Way; 0.48 acres more or less of land located in the Elijah D. Harmon Survey, Abstract #6 and being a portion of Lot 1, Block A, Final Plat Cantwell Tract Subdivision; WCAD Parcel #R497326. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property MF-2-B (Multi-Family), Leander, Williamson County, Texas. Applicant: Brian J. Parker on behalf of Crystal Falls LTD.

Commissioner Joel Wixon recused himself from this agenda item.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Nathan Fuller was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Sokol moved to approve the zoning request of MF-2-B (Multi-Family), Commissioner Anderson seconded the motion. Motion passed unanimously.

11. Meeting adjourned at 7:31 pm

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary